

# Indiana Housing Finance Authority

## Rental Housing Tax Credit Program Awards Summary

### Round 2003B-C

Type	Dev. Name	Site Location	Applicant Information	Principals	Unit Mix	# of Units at Each Set Aside			Total Projected Costs	Tax Credits Requested	Tax Credits Recommended	HOME Funds Requested	HOME Funds Recommended	BIN Number	Score
AR	Walnut Ridge Apartments	3347 Emerson Avenue	United North East Community Development Corp		Eff:	8	30%	8	\$7,324,148.00	\$641,169.00	\$639,909.00		\$0.00	IN-03-03900	70.5
					1br:	6	40%	40							
		Indianapolis IN	James H Davie		2br:	64	50%	17							
		Marion			3br:	0	60%	9							
			3636 East 38th Street		4br:	0	Mark.:	4							
			Indianapolis IN 46218		Total:										
		(317) 546-6240													
NC	Tyler Terrace Apartments	1200 Block Ralph Ave	Keller Development, Inc	Edward E Keller, Jr	Eff:	0	30%	0	\$1,793,720.00	\$129,969.00	\$127,744.00		\$0.00	IN-03-03800	47
				Larry D Keller	1br:	1	40%	13							
		Fort Wayne IN	Robert Mosser		2br:	12	50%	5							
		Allen			3br:	8	60%	3							
			4530 Merchant Road		4br:	3	Mark.:	3							
			Fort Wayne IN 46816		Total:										
		(260) 497-9000													
NC	The Village at Flatrock Apartments	Near the SW corner of SR 3 & CR 140 N	BBR - Vision III, LP	Theresa Bennett	Eff:	0	30%	22	\$4,759,072.00	\$389,638.00	\$388,784.00		\$0.00	IN-03-03700	61
				Duane Reindl	1br:	12	40%	31							
		Rushville IN	Duane Reindl		2br:	30	50%	0							
		Rush			3br:	12	60%	7							
			951 East 86th Street, Suite 12	Mark Alt	4br:	6	Mark.:	0							
			Indianapolis IN 46240		Total:										
		(317) 253-5083													
NC	St. Joseph County YWCA Residence	1102 S. Fellows Street	Young Woman's Christian Association of St. Joseph		Eff:	29	30%	0	\$3,460,283.00	\$288,618.00	\$218,043.00	\$300,000.00	\$300,000.00	IN-03-03600	53.5
					1br:	0	40%	0							
		South Bend IN	Linda Baechle		2br:	1	50%	0							
		St. Joseph			3br:	0	60%	26							
			802 N. Lafayette		4br:	0	Mark.:	4							
			South Bend IN 46601		Total:										
		(574) 233-9491													

Type	Dev. Name	Site Location		Applicant Information	Principals	Unit Mix	# of Units at Each Set Aside			Total Projected Costs	Tax Credits Requested	Tax Credits Recommended	HOME Funds Requested	HOME Funds Recommended	BIN Number	Score						
NC/A	South Street Village Apartments	309 S. High Street		South Street Village Associates, L.P.		Eff:	0	30%	0	\$2,704,208.00	\$139,605.00	\$139,605.00	\$0.00	\$0.00	IN-03-03500	63						
					1br:	6	40%:	25														
		Union City	IN	David Petroni		2br:	20	50%:	9													
		Randolph			3br:	9	60%:	5														
			2800 E. River Road		4br:	4	Mark.:	0														
			Dayton OH 45439		Total:																	
			(937) 278-0851																			
NC	Sherman Forest East	3896 N Sherman Drive		The Community Builders, Inc	The Community	Eff:	0	30%	0	\$5,440,713.00	\$435,000.00	\$400,252.00		\$0.00	IN-03-03400	62.5						
					1br:	0	40%:	28														
		Indianapolis	IN	Felicia Jacques		2br:	27	50%:	12													
		Marion			3br:	21	60%:	8														
			95 Berkeley Street		4br:	6	Mark.:	6														
			Boston MA 02116		Total:																	
			(617) 695-9595																			
NC	Shelby's Landing- II, Apartments	810 Sarainna Blvd. 4284	Old Morristown Rd	Deckard Realty and Development Co.	Richard E. Deckard, Jr	Eff:	1	30%	26	\$11,162,768.00	\$750,000.00	\$744,051.00	\$0.00	\$0.00	IN-03-03300	68.5						
					1br:	10	40%:	62														
		Shelbyville	IN	Richard E. Deckard, Jr (Rick)		2br:	60	50%:	26													
		Shelby			3br:	37	60%:	0														
			2295 West Bloomfield Road		4br:	12	Mark.:	6														
			Bloomington IN 47403		Total:																	
			(812) 336-6080																			
NC/R	Millennium Place II	within the blocks of 1st & 2nd Street		Millennium Place II, LP	David Flaherty	Eff:	0	30%	7	\$6,707,625.00	\$705,050.00	\$705,050.00		\$0.00	IN-03-03200	76.5						
				Jerry Collins	1br:	4	40%:	29														
		Muncie	IN	David Flaherty		2br:	28	50%:	12													
		Delaware			3br:	17	60%:	7														
			8900 Keystone Crossing, Suit		4br:	6	Mark.:	0														
			Indianapolis IN 46240		Total:																	
			(317) 816-9300																			

Type	Dev. Name	Site Location		Applicant Information	Principals	Unit Mix	# of Units at Each Set Aside			Total Projected Costs	Tax Credits Requested	Tax Credits Recommended	HOME Funds Requested	HOME Funds Recommended	BIN Number	Score
NC	Maple Tree Apartments	0 Longwood Drive		Herman & Kittle Properties, Inc	Thomas E Herman	Eff:	0	30%	10	\$5,069,766.00	\$364,646.00	\$363,041.00	\$0.00	IN-03-03100	61.5	
		La Porte	IN	Jeffery L Kittle	Jeffery L Kittle	1br:	4	40%:	35							
						2br:	34	50%:	15							
		La Porte		737 E 86th Street		3br:	22	60%:	8							
						4br:	8	Mark.:	0							
						Total:										
NC	LudLow Apartments	283 Bielby Road		Community Mental Health Center, Inc		Eff:	0	30%	0	\$2,800,000.00	\$221,265.00	\$154,231.00	\$300,000.00	\$300,000.00	IN-03-03000	50
		Lawerencebur	IN	Tom Simma		1br:	24	40%:	0							
						2br:	0	50%:	0							
		Dearborn		285 Bielby Road		3br:	0	60%:	24							
						4br:	0	Mark.:	0							
						Total:										
NC/R	Howard Square	416-22 S Elm Street		Howard Square LP	David Flaherty	Eff:	0	30%	3	\$2,850,000.00	\$308,217.00	\$308,217.00	\$0.00	IN-03-02900	64	
		Muncie	IN	David Flaherty	Jerry Collins	1br:	15	40%:	16							
						2br:	15	50%:	7							
		Delaware		8900 Keystone Crossing, Suit	Muncie Urban	3br:	0	60%:	4							
						4br:	0	Mark.:	0							
						Total:										
NC	Hoosier Woods II Apartments	3000 Block of 38th Street on South Side of Street		Fore Property Company	Richard L Fore	Eff:	0	30%	31	\$8,451,729.00	\$540,534.00	\$540,013.00	\$0.00	IN-03-02800	59	
		Anderson	IN	Fred G. Karem	Fred G Karem	1br:	16	40%:	36							
						2br:	55	50%:	24							
		Madison		109 North Mill Street	Hunter C Bourne III	3br:	33	60%:	6							
						4br:	6	Mark.:	13							
						Total:										

Type	Dev. Name	Site Location		Applicant Information		Principals	Unit Mix		# of Units at Each Set Aside		Total Projected Costs	Tax Credits Requested	Tax Credits Recommended	HOME Funds Requested	HOME Funds Recommended	BIN Number	Score
NC	Hauenstein Hills Apartments II	340 Hauenstein Road		Hauestein Hills Apartments II, LP		LaRonda Shrewsbury	Eff:	0	30%	15	\$4,324,403.00	\$325,391.00	\$322,984.00		\$0.00	IN-03-02700	64
		Huntington	IN	Ronda Shrewsbury	Gary Probst	1br:	10	40%:	29								
						2br:	28	50%:	12								
		Huntington		10505 Power Drive	Douglas A Manck	3br:	12	60%:	0								
						4br:	6	Mark.:	0								
				Carmel IN 46033	Deborah K Probst	Total:											
NC	Christamore Court	2320 W. Michigan St.		WCDC		WCDC	Eff:	0	30%	0	\$3,230,000.00	\$320,572.00	\$320,572.00	\$0.00	\$0.00	IN-03-02600	61
		Indianapolis	IN	Mark Stokes		1br:	17	40%:	18								
						2br:	17	50%:	8								
		Marion		2314 W. Michigan		3br:	0	60%:	4								
						4br:	0	Mark.:	4								
				Indianapolis IN 46222		Total:											
NC	Brokenburr Phase I	Raymond and Perkins		BRIndy-I, LP		David Brint	Eff:	0	30%	5	\$4,490,818.00	\$291,271.00	\$291,271.00	\$0.00	\$0.00	IN-03-02500	58.5
		Indianapolis	IN	Peter Levavi	Richard Sciortino	1br:	0	40%:	21								
						2br:	20	50%:	9								
		Marion		666 Dundee Road, Suite 1102	Richard Richman	3br:	16	60%:	5								
						4br:	4	Mark.:	0								
				Northbrook IL 60062		Total:											
NC	Ashbury Pointe	Angle Road		Ashbury Pointe, LP		Carla Naum	Eff:	0	30%	2	\$2,475,728.00	\$189,961.00	\$183,821.00	\$300,000.00	\$300,000.00	IN-03-02400	57
		Pendleton	IN	Charles Heintzelman or Carla Naum	Charles Heintzelman	1br:	0	40%:	13								
						2br:	24	50%:	6								
		Madison		8152 Castilla Dr	Asrah Heintzelman	3br:	0	60%:	3								
						4br:	0	Mark.:	0								
				Indianapolis IN 46236		Total:											

Type	Dev. Name	Site Location		Applicant Information	Principals	Unit Mix	# of Units at Each Set Aside			Total Projected Costs	Tax Credits Requested	Tax Credits Recommended	HOME Funds Requested	HOME Funds Recommended	BIN Number	Score
NC	Arbors at Belleville Park II	57572 Mayflower Road		Arbors at Belleville Park II Apartments LLC	Larry Swank	Eff:	0	30%	9	\$5,623,106.00	\$569,871.00	\$568,611.00	\$0.00	\$0.00	IN-03-02300	69.5
		South Bend St. Joseph	IN	Lance Swank	Lance Swank	1br:	0	40%:	33							
						2br:	32	50%:	14							
						3br:	24	60%:	8							
						4br:	8	Mark.:	0							
						3900 Edison Lakes Parkway, Mishawaka IN 46546 (574) 243-8547										
NC	Anderson Homes	Pitt Street between 23rd Street and 25th Street		Crisilis Developemnt Company, LLC	Buckeye Community	Eff:	0	30%	0	\$4,507,753.00	\$435,361.00	\$433,333.00		\$0.00	IN-03-02200	65.5
		Anderson Madison	IN	Carl Faller	Carl Faller	1br:	0	40%:	24							
						2br:	0	50%:	8							
						3br:	33	60%:	5							
						4br:	4	Mark.:	0							
						5050 Pine Creek Drive Westerville OH 43081 (614) 823-4991										
NC	Arbor Woods Apartments	off old U.S. Highway 31, behind ActionGlassMirror		Englewood Development Co., Inc	Micheal Surak	Eff:	0	30%	26	\$4,029,016.00	\$317,541.00	\$0.00	\$190,000.00	\$0.00		
		Rochester Fulton	IN	Brian McDonnell	Maureen Surak	1br:	8	40%:	18							
						2br:	28	50%:	9							
						3br:	20	60%:	3							
						4br:	0	Mark.:	0							
						860 E. 86th Street Indianapolis IN 46240 (317) 848-5111										
AR	Kokomo Manor Apartments	510 Elk Drive		Enterprise Housing- Kokomo, Inc	Enterprise Housing, Inc	Eff:	0	30%	0	\$6,193,671.00	\$290,536.00	\$0.00		\$0.00		
		Kokomo Howard	IN	Hugh Peters		1br:	48	40%:	64							
						2br:	61	50%:								
						3br:	21	60%:	66							
						4br:	0	Mark.:	0							
						833 W. Main Street Carmel IN 46032 (317) 574-4700										

Type	Dev. Name	Site Location	Applicant Information	Principals	Unit Mix	# of Units at Each Set Aside			Total Projected Costs	Tax Credits Requested	Tax Credits Recommended	HOME Funds Requested	HOME Funds Recommended	BIN Number	Score
NC	Washington Place II	4500 W. Washington Center Road		Washington Place, LP  E. Stanley Foster	Eff:	0	30%	1	\$6,080,000.00	\$500,400.00	\$0.00		\$0.00		
		Fort Wayne Allen	IN		1br:	4	40%:	33							
					2br:	32	50%:	14							
					3br:	20	60%:	8							
					4br:	8	Mark.:	8							
					Total:										
AR	Valley Place Apartments	625 McCann		New Valley Place L.P.  Henry A. Olynger	Eff:	0	30%	4	\$1,446,340.00	\$46,320.00	\$0.00	\$0.00	\$0.00		
		Connersville Fayette	IN		1br:	34	40%:	18							
					2br:	0	50%:	8							
					3br:	0	60%:	4							
					4br:	0	Mark.:	0							
					Total:										
NC/A	Indiana De- Centralization Project	12 Communities in Northeast Indiana		Property Development Company Four, LLC  Jake Huber	Eff:	0	30%	0	\$7,425,000.00	\$233,974.00	\$0.00	\$0.00	\$0.00		
		Several 6 counties	IN		1br:	0	40%:	0							
					2br:	0	50%:	0							
					3br:	0	60%:	55							
					4br:	55	Mark.:	0							
					Total:										
NC	Timberlake Estates Senior Apartments	State Rd. 9 and Timberlake Parkway		Alexandria Housing and Economic Development Corp  Jeremy Van Erman	Eff:	1	30%	12	\$3,478,408.00	\$242,756.00	\$0.00		\$0.00		
		Alexandria Madison	IN		1br:	19	40%:	12							
					2br:	20	50%:	9							
					3br:	0	60%:	5							
					4br:	0	Mark.:	2							
					Total:										

Type	Dev. Name	Site Location	Applicant Information	Principals	Unit Mix	# of Units at Each Set Aside			Total Projected Costs	Tax Credits Requested	Tax Credits Recommended	HOME Funds Requested	HOME Funds Recommended	BIN Number	Score
						Eff:									
NC	Randolph Place	.25 Mi North of Highway 32 on 100 East  Winchester IN Randolph	Quality Housing Development, Inc	Quality Housing	Eff:	0	30%	1	\$2,660,000.00	\$216,148.00	\$0.00	\$300,000.00	\$0.00		
					1br:	14	40%:	15							
			William Booth		2br:	14	50%:	6							
			PO Box 308		3br:	0	60%:	4							
			Yorktown IN 47396		4br:	0	Mark.:	2							
			(765) 759-1121		Total:										
NC	Main Street Housing Partners, L.P.	Multiple Contiguous Lots-Addresses to be assigned  East Chicag IN Lake	East Chicago Housing Auth./Twin City Mgmt Corp.	East Chicago	Eff:	0	30%	40	\$11,762,383.00	\$750,000.00	\$0.00	\$0.00	\$0.00		
					1br:	8	40%:	56							
			John D. Artis		2br:	20	50%:	0							
			4920 Larkspur Dr.		3br:	61	60%:	0							
			East Chicago IN 46312		4br:	19	Mark.:	12							
			(219) 397-9974		Total:										
NC	Pleasant Springs Apartments	1902 Barth Ave.  Indianapolis IN Marion	Pleasant Springs, LP	Charles Davis Bradley Davis	Eff:	0	30%	12	\$5,797,783.00	\$459,723.00	\$0.00	\$0.00	\$0.00		
					1br:	16	40%:	40							
			Charles Davis		2br:	38	50%:	17							
			3755 E. 86th Street		3br:	24	60%:	9							
			Indianapolis IN 46240		4br:	0	Mark.:	0							
			(317) 595-2800		Total:										
AR	Penn Arts Apartments	111 E 16th St  Indianapolis IN Marion	Penn Arts-Plateau, LP	Andy Noble Thomas McCalley	Eff:	10	30%	4	\$4,611,802.00	\$310,654.00	\$0.00		\$0.00		
					1br:	15	40%:	26							
			Andrew Noble		2br:	25	50%:	11							
			9000 Keystone Crossing, Suit		3br:	0	60%:	6							
			Indianapolis IN 46240		4br:	0	Mark.:	3							
			(317) 710-6834		Total:										

Type	Dev. Name	Site Location		Applicant Information	Principals	Unit Mix	# of Units at Each Set Aside			Total Projected Costs	Tax Credits Requested	Tax Credits Recommended	HOME Funds Requested	HOME Funds Recommended	BIN Number	Score
NC	Great Oaks Apartments Great Oaks Apartments	715 N. Main Street		Area IV Development, Inc	Area IV Development	Eff:	0	30%	0	\$2,470,000.00	\$191,532.00	\$0.00	\$300,000.00	\$0.00		
		Monticello	IN	George Chovancek		1br:	5	40%:	14							
						2br:	21	50%:	6							
						3br:	0	60%:	3							
						4br:	0	Mark.:	3							
						Total:										
NC	Creekside Apartments	To be assigned		Aslan Ventures, LLC	Aslan Ventures, Gregory G. Evans	Eff:	0	30%	0	\$6,511,730.00	\$538,509.00	\$0.00	\$0.00	\$0.00		
		Jeffersonvill	IN	Paul Widman		1br:	0	40%:	63							
						2br:	48	50%:	17							
						3br:	24	60%:	0							
						4br:	8	Mark.:	0							
						Total:										
NC	Princeton Park Homes	County Road 150W and St. Anthony		Rouse & Associates	Elizabeth Rouse	Eff:	0	30%	8	\$8,037,000.00	\$555,428.00	\$0.00				
		Columbus	IN	Elizabeth Rouse		1br:	0	40%:	44							
						2br:	41	50%:	19							
						3br:	35	60%:	10							
						4br:	10	Mark.:	5							
						Total:										
NC	Lammers Pike Village	1600 E. Lammers Pike		Area 12 Council on Aging	Area 12 Council on	Eff:	0	30%	3	\$2,839,940.00	\$247,652.00	\$0.00	\$300,000.00	\$0.00		
		Batesville	IN	Ellen Davis		1br:	15	40%:	16							
						2br:	15	50%:	7							
						3br:	0	60%:	4							
						4br:	0	Mark.:	0							
						Total:										
NC	Lammers Pike Village	1600 E. Lammers Pike		Area 12 Council on Aging	Area 12 Council on	Eff:	0	30%	3	\$2,839,940.00	\$247,652.00	\$0.00	\$300,000.00	\$0.00		
		Batesville	IN	Ellen Davis		1br:	15	40%:	16							
						2br:	15	50%:	7							
						3br:	0	60%:	4							
						4br:	0	Mark.:	0							
						Total:										



Type	Dev. Name	Site Location		Applicant Information		Principals	Unit Mix		# of Units at Each Set Aside		Total Projected Costs	Tax Credits Requested	Tax Credits Recommended	HOME Funds Requested	HOME Funds Recommended	BIN Number	Score
NC/R	Lincoln Park Apartments	600 W. North Street		Zion Properties, LLC		Zion Properties,	Eff:	0	30%	27	\$5,274,235.00	\$390,496.00	\$0.00		\$0.00		
						1br:	28	40%:	29								
		Greenfield	IN	Martin V. Shrader		2br:	28	50%:	0								
		Hancock				3br:	0	60%:	0								
				500 E. Ohio Street, Suite 110		4br:	0	Mark.:	0								
				Indianapolis IN 46204		Total:											
		(317) 655-7174															
NC	Hartford Place	North Side of Park Avenue		Quality Housing Development, Inc		Quality Housing	Eff:	0	30%	2	\$3,040,000.00	\$250,000.00	\$0.00	\$300,000.00	\$0.00		
						1br:	16	40%:	17								
		Hartford City	IN	William Boothe		2br:	16	50%:	7								
		Blackford				3br:	0	60%:	4								
				PO Box 308		4br:	0	Mark.:	2								
				Yorktown IN 47396		Total:											
		(765) 759-1121															
NC	Stationmaster Apartments	1300 Block of State Road 8		Zion Properties		Zion Properties,	Eff:	0	30%	27	\$5,408,628.00	\$408,987.00	\$0.00	\$0.00	\$0.00		
						1br:	0	40%:	33								
		Garrett	IN	Martin V. Shrader		2br:	37	50%:	0								
		DeKalb				3br:	20	60%:	4								
				500 E. Ohio Street, Suite 110		4br:	7	Mark.:	0								
				Indianapolis IN 46204		Total:											
		(317) 655-7174															
NC	Parkwood Homes	1402 Vale Park Road		Olynger Cardinal & Stone Development, LLC		Olynger Corporation,	Eff:	0	30%	19	\$5,278,796.00	\$404,007.00	\$0.00	\$0.00	\$0.00		
						1br:	0	40%:	31								
		Valparaiso	IN	James M. Wilson	Cardinal & Stone	2br:	30	50%:	0								
		Porter				3br:	24	60%:	7								
				1333 E. 86th Street, Suite #2		4br:	6	Mark.:	3								
				Indianapolis IN 46240		Total:											
		(317) 257-8922															

<i>Type</i>	<i>Dev. Name</i>	<i>Site Location</i>	<i>Applicant Information</i>	<i>Principals</i>	<i>Unit Mix</i>	<i># of Units at Each Set Aside</i>			<i>Total Projected Costs</i>	<i>Tax Credits Requested</i>	<i>Tax Credits Recommended</i>	<i>HOME Funds Requested</i>	<i>HOME Funds Recommended</i>	<i>BIN Number</i>	<i>Score</i>
NC	Hearthstone at Southlake	NE Corner of Merrillville Road and 86th Street  Merrillville     IN  Lake	Hearthstone at South Lake	Larry Swank	<i>Eff:</i>	0	<i>30%</i>	52	\$8,893,843.00	\$713,067.00	\$0.00	\$0.00	\$0.00		
				Lance Swank	<i>1br:</i>	84	<i>40%:</i>	62							
			Lance Swank		<i>2br:</i>	36	<i>50%:</i>	0							
			3900 Edison Lake Parkway, S		<i>3br:</i>	0	<i>60%:</i>	6							
			Mishawaka     IN     46546		<i>4br:</i>	0	<i>Mark.:</i>	0							
			(574) 243-8547		<i>Total:</i>										
NC	Faith City Place	2001 E. Columbus Drive  East Chicag     IN  Lake	FaithTemple CDC	Wendell Campbell	<i>Eff:</i>	0	<i>30%</i>	12	\$3,699,590.00	\$365,958.00	\$0.00		\$0.00		
				John Boyd	<i>1br:</i>	0	<i>40%:</i>	10							
			Darren Blakely		<i>2br:</i>	0	<i>50%:</i>	10							
			2001 E. Columbus Drive	Trinity Non Profit	<i>3br:</i>	32	<i>60%:</i>	0							
			East Chicago     IN     46312		<i>4br:</i>	0	<i>Mark.:</i>	0							
			(219) 378-1599		<i>Total:</i>										
NC	Lion Trace Apartments	854 E Eleventh Street  Rushville     IN  Rush	Lion Trace, Inc	Richard E Deckard, Jr.	<i>Eff:</i>	1	<i>30%</i>	9	\$3,536,699.00	\$241,646.00	\$0.00		\$0.00		
					<i>1br:</i>	3	<i>40%:</i>	25							
			Richard E Deckard, Jr. (Rick)		<i>2br:</i>	24	<i>50%:</i>	11							
			2295 West Bloomfield Road		<i>3br:</i>	15	<i>60%:</i>	0							
			Bloomington     IN     47403		<i>4br:</i>	5	<i>Mark.:</i>	3							
			(812) 336-6080		<i>Total:</i>										